

TRAVIS COUNTY/TXI AGREEMENT

City of Austin

Environmental Board
Zoning and Platting Commission

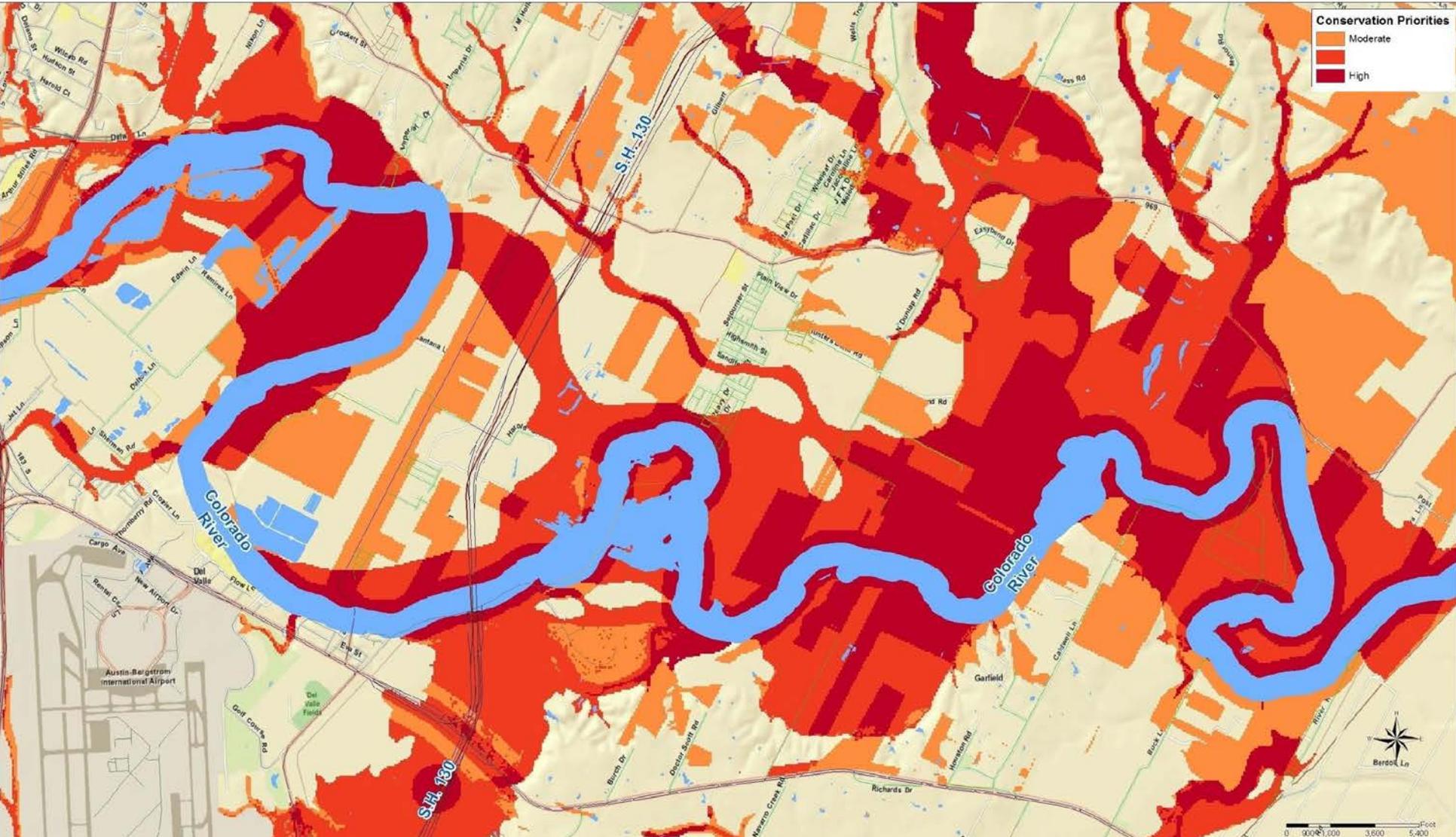
October 2, 2012

ELEMENTS OF COUNTY/TXI ROAD IMPROVEMENT AGREEMENT

As a condition of the county permit, by separate agreement, TXI agreed to complete the following improvements before raw materials are mined from Hornsby Bend East or West:

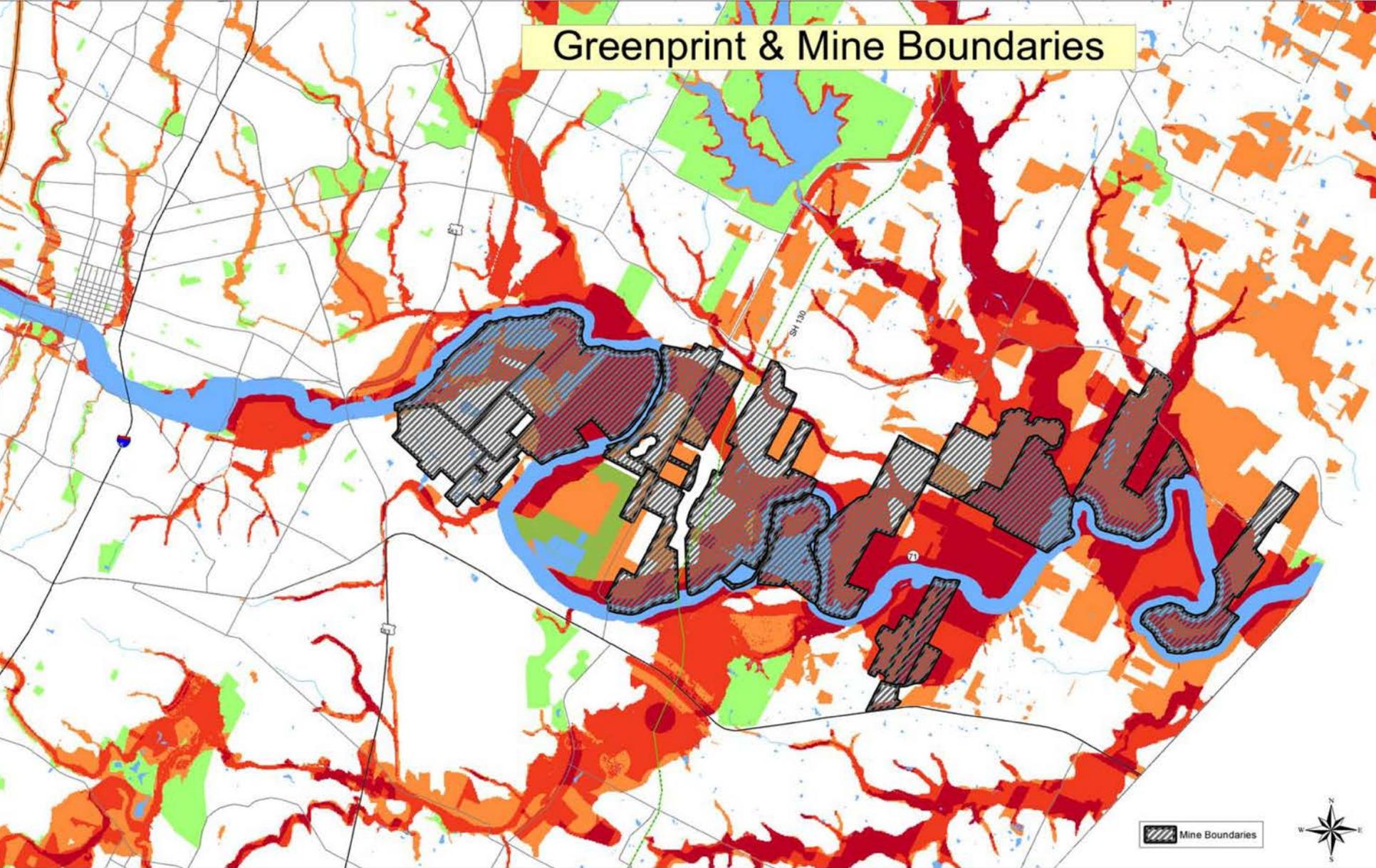
- Reconstruct 6400 feet of Dunlap Road and a turn lane at FM 969;**
- Reconstruct additional 3400 feet of Dunlap Road and install a traffic signal at FM 969;**
- Improve the intersection of FM 969 and Taylor Lane;**
- Improve the intersection of FM 969 and Burleson Manor Road.**

TRAVIS COUNTY GREENPRINT



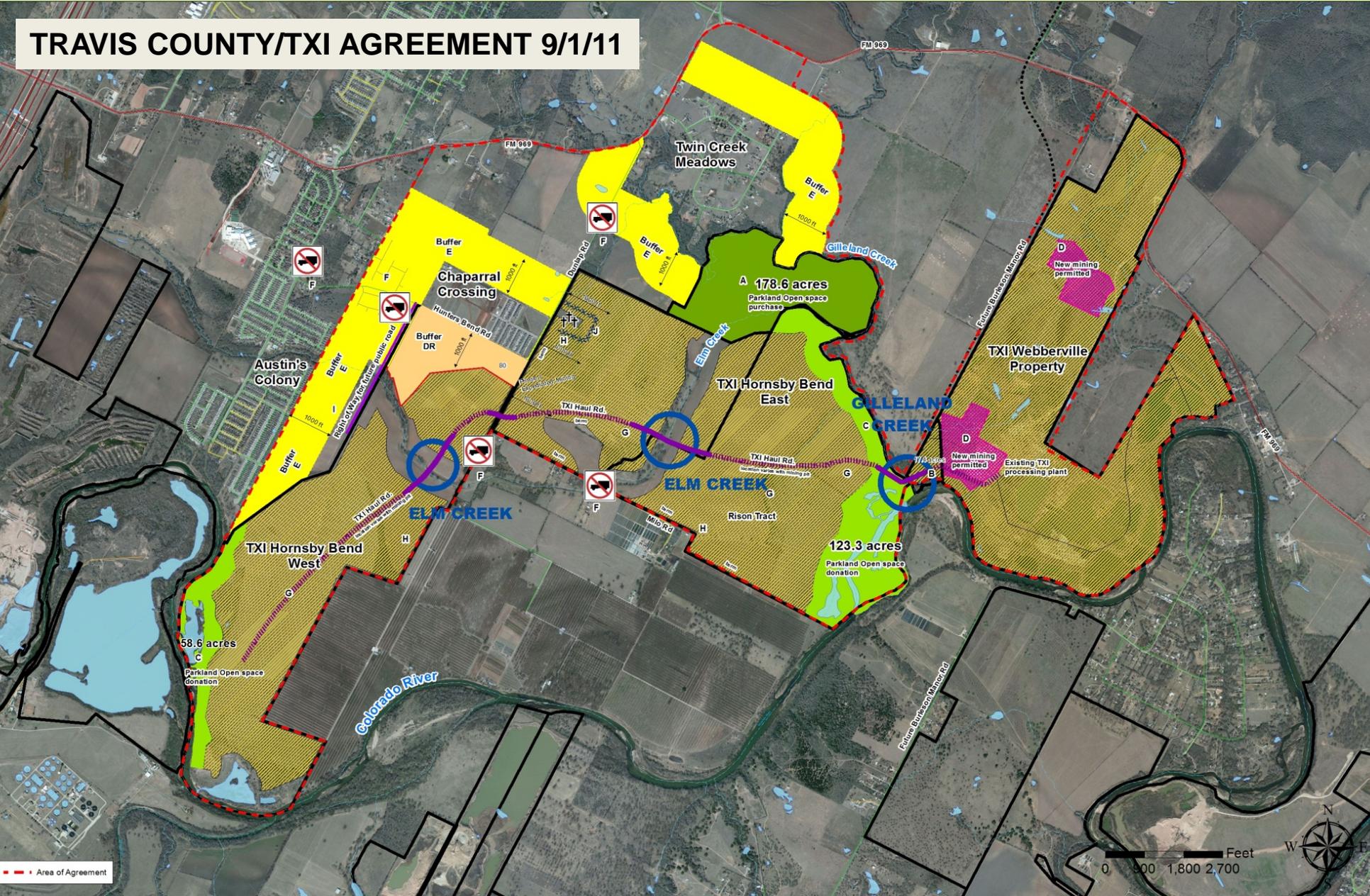
MINING PROPERTIES

Greenprint & Mine Boundaries

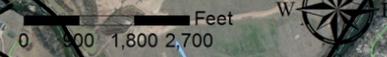


MAP OF TRAVIS COUNTY/TXI AGREEMENT

TRAVIS COUNTY/TXI AGREEMENT 9/1/11



Area of Agreement



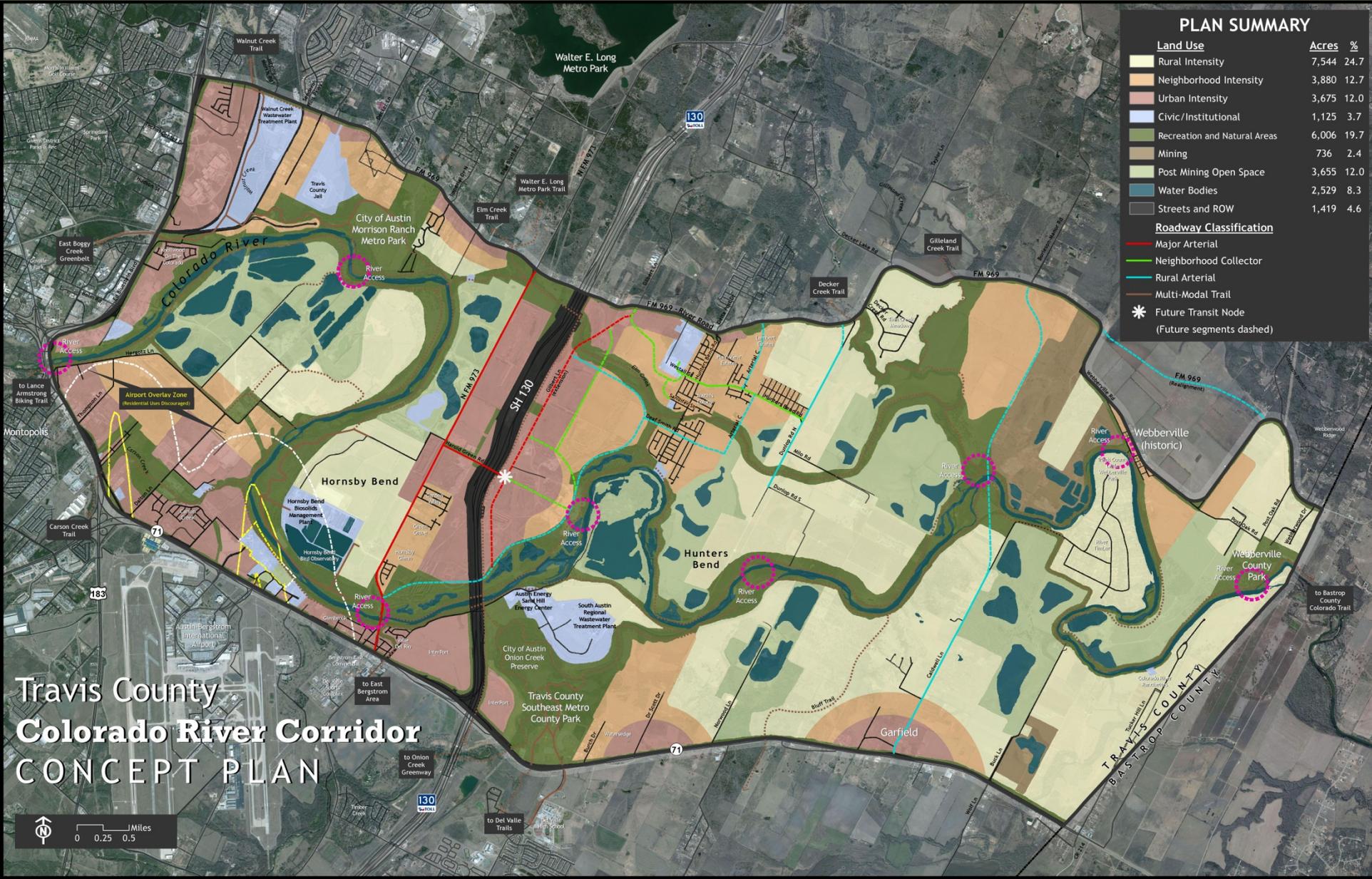
ELEMENTS OF TRAVIS COUNTY/TXI AGREEMENT

- **County buys 178.6 acres of priority “Greenprint” land from TXI (also creates 1000’ buffer to Twin Creek Meadows subdivision).**
- **TXI donates 181.63 acres of priority “Greenprint” land along Gilleland Creek and Colorado River.**
- **County buys 17.4 acres of right of way from TXI for future extension of Burleson-Manor arterial roadway (new north/south access to area).**
- **TXI agrees to deed restrictions prohibiting mining/industrial uses on 58.6 acres it owns, thus creating nearly 1000’ buffer to Chaparral Crossing subdivision.**
- **TXI agrees not to mine or engage in industrial uses on land it could acquire in the future within 1000’ of existing Austin’s Colony/Chaparral Crossing/Twin Creeks subdivisions.**

ELEMENTS OF TRAVIS COUNTY/TXI AGREEMENT (cont.)

- **TXI agrees to use concurrent reclamation during mining operations.**
- **TXI agrees to expedite mining closest to Chaparral Crossing and Milo Road.**
- **TXI agrees to construct berms along Dunlap Road and Milo Road.**
- **Except for one crossing of Dunlap Road to get mined materials from the west site to the east site, TXI agrees to use interior haul road and NOT use public roads (Dunlap, Hunters Bend, Milo, and FM 969) to haul mined materials/return trips between Hornsby Bend East/West and Webberville Plant.**
- **TXI agrees not to mine 114 foot wide strip along western boundary of Hornsby Bend to allow future collector street to platted but not built Austin Colony subdivision.**
- **TXI agrees to City's terms for variances.**

COLORADO RIVER CORRIDOR CONCEPT PLAN

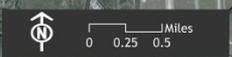


PLAN SUMMARY

Land Use	Acres	%
Rural Intensity	7,544	24.7
Neighborhood Intensity	3,880	12.7
Urban Intensity	3,675	12.0
Civic/Institutional	1,125	3.7
Recreation and Natural Areas	6,006	19.7
Mining	736	2.4
Post Mining Open Space	3,655	12.0
Water Bodies	2,529	8.3
Streets and ROW	1,419	4.6

Roadway Classification
Major Arterial
Neighborhood Collector
Rural Arterial
Multi-Modal Trail
Future Transit Node (Future segments dashed)

Travis County
Colorado River Corridor
 CONCEPT PLAN



TRAVIS COUNTY BOND ELECTIONS (2001, 2005, 2011), and TXDOT PASS THROUGH FINANCING FUNDS WITHIN AGREEMENT AREA

2001 Bond	Funding
Kennedy Ridge Subdivision (Road Drainage)	\$2,000,000
Dunlap Road Bridge #168	\$430,000
2005 Bond	Funding
Eastern Travis County (Gilleland Creek) Open Spaces	\$6,700,000
Imperial Valley Drive Drainage	\$1,975,000
2011 Bond	Funding
Austin Colony Secondary Access to FM 969	\$4,144,030
Hunters Bend Road Sidewalk	\$325,525
Webberville Park (Facilities)	\$305,525
Eastern Creek Open Space Parkland (Onion and Gilleland Creek)*	\$16,665,000
Land Conservation Easements (County-wide)*	\$8,332,500
TXDoT Pass Through Financing Agreement	Funding
FM 969 Road Improvement (FM 3177 – Hunters Bend Rd.)	\$18,128,600
Bond Savings	Funding
Burleson Manor Road Right-of-Way	\$186,000
Hunters Bend Road Turn Lanes and Signal at FM 969	\$300,000
TOTAL:	\$59,492,180*

*Includes funds allocated for County-wide use of which a portion is to be used within Agreement Area

PUBLIC HEARINGS AND PUBLIC MEETINGS ON AGREEMENT

September 29, 2009	TXI Permit Public Meeting
December 7, 2010	Colorado River Corridor Plan (Opportunities and Constraints Public Meeting)
May - November 2011:	Multiple meetings and correspondence between staff/elected officials with community leaders, affected property owners, and community groups regarding principle terms of agreement between Travis County and TXI
September 22, 2011	Colorado River Corridor Plan (Draft Plan Public Meeting)
December 1, 2011:	TXI Public Meeting
January 31, 2012:	TXI Public Hearing
May 15, 2012:	Colorado River Corridor Plan Court Approval
May 24, 2012:	Austin City Council Briefing Presentation
August 9, 2012:	Presentation of Baseline Environmental Monitoring results